

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: East Las Olas, Ltd./
Las Olas Riverhouse Phase II

Case #: 6-R-03

Date: 1/28/03

Comments:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the building exceed 200 feet in height.
- 2) A second Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA for any construction crane or equipment that will exceed the height of the building.

Recommendations:

- 1) The two notices should be filed with the FAA as soon a possible since it typically takes at least 60 days for the FAA to issue a determination.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: East Las Olas, Ltd./
Las Olas Riverhouse Phase II

Case #: 6-R-03

Date: 1/28/03

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The plans did not include an engineering utility design for this site, indicating water and sewer services for the building. This design is required for engineering review prior to final development review authorization. Standard City details for construction and specifications shall supplement this drawing.
3. The engineer shall include a paving and drainage plan which clearly indicates existing and proposed site grades, pavement and public sidewalk grades and location. This plan shall be supplemented with sufficient details per City standards to demonstrate on site retention of water, and general physical construction details for pavement and typical sidewalk construction.
4. Provide a staging and storage plan that details construction storage, parking, delivery circulation and staging, MOT for adequate street traffic operations, etc.
5. Explain reasoning for what appears to be a new valley gutter proposed through the S.E. 1 Avenue cul-de-sac on architect's sheet A-2 ? This should be removed from the plans.

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6. Provide general parking space, drive aisle, and access dimensions on the plans. Also detail the ramping slopes where needed with corresponding top and bottom proposed elevations, intermediate or transition ramp slopes, etc.
7. Dewatering affidavit shall be completed and delivered to the engineering staff prior to Building Department issuing foundation permit for the building. Additional engineering permit is necessary if dewatering of groundwater and off site discharge will be required for completing the foundation work.
8. Please provide or document how this proposed addition conforms with the original traffic volumes anticipated when City authorized phase 1 and other sites included in the Florida Quality Development review.
9. Additional review and comments will be prepared prior to site plan DRC authorization.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: East Las Olas, Ltd./
Las Olas Riverhouse Phase II

Case #: 6-R-03

Date: 1/28/03

Comments:

1. Buildings having walls at property line must comply with Table 705.1 of the FBC. A 4 hr fire division wall is required at the property line with no opening therein.
2. A report is required showing how the occupants in Phase 1 can be expected to occupy that phase without endangerment from the construction work in Phase 2.
3. Flow test required.
4. The discharge of the tower stairs must be remote.
5. Two legal exits required from second floor tenant spaces.
6. Third floor may not exit across property line to attain exit in adjacent building. Each building requires its own exits.
7. Some of the above requirements would be solved if Phase 1 and 2 are placed on the same property.
8. 412 of the FBC applies to this project.
9. All floors except the ground floor require elevator lobbies. 412.6.1 FBC
10. Elevator lobby may not be traversed to reach the first exit.. 412.6.2 FBC.
11. Where is required fire division wall on 7th floor?
12. Civil plan required showing fire main, hydrants, DDC and FDC's.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	East Las Olas, Ltd./ Las Olas Riverhouse Phase II	Case #:	6-R-03
Date:	1/28/03		

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

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January 28, 2003

Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: East Las Olas, Ltd./
Las Olas Riverhouse Phase II

Case #: 6-R-03

Date: 1/28/03

Comments:

Provide the calculations for the “equivalent replacement” of trees removed.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Angela Csinsi
954-828-5984

Project Name: East Las Olas, Ltd./
Las Olas Riverhouse Phase II

Case #: 6-R-03

Date: 1/28/03

Comments:

Request: Site Plan Level II/40-unit multifamily w/ restaurant, retail and commercial uses/RAC-CC

1. Pursuant to ULDR Sec. 47-13.20.M, this project shall not be final until thirty days after preliminary DRC approval and then only if no motion is adopted by the City Commission seeking to review the application pursuant to the process provided in Section 47-26.A.2 of the ULDR.
2. Provide a narrative describing the architectural style and key architectural elements of the proposed building.
3. Provide a narrative explaining how this design meets the general design standards found in ULDR Sec. 47-13.20.B.
4. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
5. Valet parking is shown on the proposed plans. A valet parking agreement is required pursuant to ULDR Sec. 47-20.16.
6. Las Olas Blvd. is a Pedestrian Priority Street and must meet the applicable requirements found in ULDR Sec. 47-13.20.H. Provide a point-by-point narrative explaining how these are being met. Specifically, there is a requirement for a minimum 75% of the linear frontage of the parcel to be occupied by a ground floor building wall 10 feet from the front property line.

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An increase in the setback may be allowed if pedestrian amenities are provided. Explain the proposed amenities to be considered. In addition, H.9 includes step-back and cornice requirements. Provide a cornice between 12 and 35 feet with at least a 10-foot stepback.

7. Provide a copy of the most recent plat for this site. Ensure that the NVA line on SE 1st Ave. does not conflict with proposed egress point.
8. Explain how vehicles will enter the service access to the restaurant and retail areas. Outline vehicular and pedestrian path on site plan.
9. Show outlines of all HVAC equipment of garage, including location of intake and exhaust fans on all elevations.
10. Show location of all rooftop equipment on roof plan.
11. Provide a detail of proposed public benches.
12. Discuss with engineering representative whether or not a traffic study is required.
13. FYI: the City Commission recently (January 7, 2003) mandated the formation of architectural inspectors to review building construction to ensure conformance to approved plans. More information will be provided once a system has been created to comply with this new requirement.
14. It is recommended that this plan be presented to the DDA for their review.
15. Additional comments may be forthcoming at DRC meeting.

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Division:	Police	Member:	Detective Nate Jackson Office-954-828-6422
Project Name:	East Las Olas, Ltd./ Las Olas Riverhouse Phase II	Case #:	6-R-03
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Comments:

1. All Retail Outlets should be equipped with impact resistance glass, as required by SFBC.
2. How is parking controlled to separate semi-private from private?
3. Recommend emergency annunciators strategically positioned in the parking area.
4. Will there be on-site security personnel?
5. Recommend CCTV for monitoring of retail, elevators and stairs and the parking garage.
6. Each family unit should be equipped with a security system.
7. Each unit should have a view finder capable of viewing 180 degrees.
8. How is access to the tower level controlled?
9. How will the separation of public, semi-private and private area of the facility be maintained?
10. What is the purpose of the Cabanas?
11. What form of egress is utilized from the stairs and elevators?

Please respond to these comments and questions in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: East Las Olas, Ltd./
Las Olas Riverhouse Phase II

Case #: 6-R-03

Date: 1/28/03

Comments:

1. Provide a narrative outlining how the proposed development project complies with section 47-13.20.A-H.
2. A minimum of a five (5) foot setback is required from the property line to the principal structure and accessory structures pursuant to section 47-13.20.K.1.a.
3. Clearly indicate all property lines and setbacks to the principal and accessory structures on the site plan and elevation plan.
4. Additional comments may be forthcoming at DRC meeting.